



City of Santa Barbara

PLANNING COMMISSION

JANUARY 17, 2019

1:00 P.M.
City Hall, Council Chambers
735 Anacapa Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Lesley Wiscomb, *Chair*
Mike Jordan, *Vice Chair*
John P. Campanella
Jay D. Higgins
Sheila Lodge
Deborah L. Schwartz
Addison Thompson

STAFF:

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Krystal M. Vaughn, Senior Commission Secretary

NOTICES

A. THURSDAY, JANUARY 17, 2019 LUNCH MEETING

12:00 NOON
De La Guerra Plaza
City Hall, Room 15, Upstairs

1. Liaison Appointments

Appointments made.

2. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously approved projects, and future agenda items.

Update given.

PLEASE BE ADVISED

AGENDAS, MINUTES, & REPORTS: Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at SantaBarbaraCA.gov/PC. Please note that online Staff Reports may not include some exhibits. Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department at 630 Garden Street during normal business hours.

PLANS & ADDITIONAL INFORMATION: The scope of a project may be modified as it proceeds through the planning process. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for an item, contact the Case Planner as listed in the project description. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see SantaBarbaraCA.gov/Calendar for closure dates).

TELEVISION COVERAGE: Planning Commission meetings are broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV. See SantaBarbaraCA.gov/CityTVProgramGuide for a rebroadcast schedule. An archived video of this meeting will be available at SantaBarbaraCA.gov/PCVideos.

APPEALS: Some items before the Planning Commission may be appealed to City Council. The appeal, accompanied by the appropriate filing fee per application, must be filed with the City Clerk's office within 10 calendar days of the Planning Commission decision.

I. ROLL CALL

**Roll call taken. Commissioner Campanella was absent.
(Commissioner Lodge left at 2:57 p.m. and did not return.)**

II. PRELIMINARY MATTERS

A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

No requests made.

B. Announcements and appeals.

Announcements made.

C. Review, consideration, and action on the following draft Planning Commission minutes and resolutions:

1. January 10, 2019 Minutes
2. PC Resolution No. 001-19
35 N. Calle Cesar Chavez
3. PC Resolution No. 002-19
1502 Chapala Street

**Approved the minutes and resolutions as amended.
Thompson/Jordan Vote: 6/0
Abstain: 0
Absent: 1 (Campanella)**

D. Comments from members of the public pertaining to items not on this agenda. Due to time constraints, each person is limited to two minutes.

No one wished to speak.

III. NEW ITEM**A. ACTUAL TIME: 1:08 P.M.****REVIEW OF THE CITY'S DRAFT FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2020 TO 2024 (CIP) FOR CONSISTENCY WITH THE GENERAL PLAN PER GOVERNMENT CODE §65103(C) AND §65401.**

The City of Santa Barbara's Capital Improvement Program (CIP) forecasts the City's capital needs over a five-year period based on various long-range plans, goals and policies, and includes a comprehensive listing of planned and projected capital projects that have been identified by City staff. The CIP is updated every two years.

The Planning Commission has reviewed the Draft Five-Year Capital Improvement Program and find that the added projects consistent with the City's General Plan, and recommends the draft to the City Council with the recommendation that the Community Wildfire Protection Plan be prioritized.

Jordan/Lodge Vote: 6/0
Abstain: 0
Absent: 1 (Campanella)

B. ACTUAL TIME: 3:06 P.M.**APPLICATION OF ZOE CARLSON, DUDEK, AGENT FOR COMETA TRUST, 726 NORTH LA CUMBRE ROAD, APN 057-111-003, COUNTY ZONE: 8-R-1 (SINGLE FAMILY RESIDENTIAL WITH MINIMUM LOT SIZE 8,000 SQUARE FEET PER UNIT), COUNTY GENERAL PLAN DESIGNATION: RESIDENTIAL 4.6 UNITS PER ACRE (MST2016-00431)**

The project proposes the subdivision of a 29,600 square foot parcel into three lots of 8,000, 8,500, and 13,100 square feet, and annexation of the parcel(s) into the city of Santa Barbara. The property is currently developed with a 1,420 square foot single-residential unit and a 480 square foot detached garage. The parcel is accessed off of Pemm Place and is bounded by North La Cumbre Road to the west. Public improvements within the existing City public right-of-way for Pemm Place include re-grading, realigning, and repaving the street, a new sidewalk and parkway on the north side, tree removal, and installation of new street trees are included as part of the subdivision. The Planning Commission initiated the annexation on October 5, 2017.

The Planning Commission makes a recommendation to City Council to approve the Annexation, General Plan Amendment, and Zoning Map Amendment, and approves the Tentative Subdivision Map contingent upon approval of the Annexation by the Local Agency Formation Commission (LAFCO), making the findings outlined in Section VI of the January 17, 2019 staff report and subject to the conditions of approval in Exhibit A.

Thompson/Higgins Vote: 5/0
Abstain: 0
Absent: 2 (Campanella and Lodge)

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 3:46 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

Report given.

2. Other Committee and Liaison Reports

Reports given. Liaison appointments confirmed.

V. ADJOURNMENT

Meeting adjourned at 3:50 p.m.